UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

FORM D

Washington, DC

# NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR

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OMB API	PROVAL
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Prefix

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DATE RECEIVED

Serial

UNIF	ORM LIMITEI	OFFERING	G EXEN	1PTION			
Name of Offering (☐ check if this is a Mission Capital Crossing, DS1		as changed, and indi	cate change.	)			
Filing Under (Check box(es) that apply Type of Filing: New Filing	): Rule 504 Amendment	Rule 505	⊠ Rule	e 506	Section 4(6)	ULOE	
	A. BAS	IC IDENTIFICAT	ION DATA			,	
1. Enter the information requested abo	ut the issuer						
Name of Issuer ( check if this is an Mission Capital Crossing, DST		s changed, and indic	cate change.)	•••			
Address of Executive Offices 10467 White Granite Drive, Su	(Number and Street tite 300, Oakton, VA 2		de)	•	lumber (Including A 279-1300	rea Code)	
Address of Principal Business Operatio (if different from Executive Offices)	ns (Number and Street	, City, State, Zip Coo	de)	Telephone N	Number (Including A	rea Code)	
Brief Description of Business The acquisition, lease and sale	of property held by the	Delaware Statuto	ry Trust.	M	FEB 0 8 201	18 18	
Type of Business Organization ☐ corporation ☒ business trust		thip, already formed thip, to be formed		other (p	easTHOMSON FINANCIAL		
		Month	Year				

7

#### GENERAL INSTRUCTIONS

Actual or Estimated Date of Incorporation or Organization:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

CN for Canada: FN for other foreign jurisdiction)

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address

due, on the date it was mailed by United States registered or certified mail to that address.

Where to File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

#### ATTENTION-

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.

SEC 1972 (6-02)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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#### A. BASIC IDENTIFICATION DATA 2. Enter the information requested for the following: · Each promoter of the issuer, if the issuer has been organized within the past five years; Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer: · Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and · Each general and managing partner of partnership issuers. ☐ General and/or □ Executive Officer □ Director Check Box(es) that Apply: □ Promoter Beneficial Owner Managing Partner Full Name (Last name first, if individual) Mission Residential Holdings, LLC Business or Residence Address (Number and Street, City, State, Zip Code) 10467 White Granite Drive, Suite 300, Oakton, VA 22124 □ Director General and/or Check Box(es) that Apply: □ Promoter ■ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ Executive Officer ☐ Director ☐ General and/or Check Box(es) that Apply: □ Promoter ■ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ General and/or ■ Executive Officer ☐ Director Beneficial Owner Check Box(es) that Apply: ☐ Promoter Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) ☐ Executive Officer □ Director General and/or Check Box(es) that Apply: Promoter ■ Beneficial Owner Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) □ Promoter ☐ Beneficial Owner ☐ Executive Officer ☐ Director ☐ General and/or Check Box(es) that Apply: Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code) Check Box(es) that Apply: Promoter ☐ Beneficial Owner ☐ Executive Officer □ Director General and/or Managing Partner Full Name (Last name first, if individual) Business or Residence Address (Number and Street, City, State, Zip Code)

	<del>-</del> -			В.	INFORMA	TION ABO	OUT OFFEI	RING					
											Yes	No	
1 Has	the issuer s	old ordoe	s the issue	r intend to s	sell, to non-	-accredited	l investors i	n this offer	ing?			Ø	
1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?									<del></del>	_			
2. What is the minimum investment that will be accepted from any individual?									\$ 100,00	00*			
										Yes	No		
3. Does the offering permit joint ownership of a single unit?										$\boxtimes$			
4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.													
	•	ame first, if		1)									
		cial Corpo											
			•	r and Street	t, City, Stat	e, Zip Co	de)						
		oad, Ann A ed Broker o		48103			<del></del>						
Name o	i Associate	еа втокег о	r Dealer										
				cited or Inte									
[AL]	[AK]	[AZ√]	[AR]	[ĆA√]	[CO1]	[CT]	[DE]	[DC]	[FL]	[GA√]	— [HI]	[ID]	
[iL√]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[Mi]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND√]	[OH]	[OK]	[OR ]	[PA 🗸]	
[RI]	[SC]	[SD]	[TN]	[TX]	[ບT]	[VT]	[VAÝ]	[WA]	[wv]	[wi]	[WY]	[PR]	
Full Na	me (Last n	ame first, if	individua	 n					- · · · · -		•		
		· · · •		,							-		
Busines	s or Reside	ence Addres	ss (Numbe	r and Street	, City, Stat	e, Zip Coo	ie)						
Name o	f Associate	ed Broker o	r Dealer							····			
				ited or Inte			sers			<del>.</del>		_	
(Che	ck "All St	ates" or che	eck individ	lual States).						•••••	All	States	
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	(HI)	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI] 	[WY] 	[PR]	
Full Na	me (Last n	ame first, if	individua	1)									
Busines	s or Reside	ence Addre	ss (Numbe	r and Stree	, City, Stat	e, Zip Co	de)						
Name o	f Associate	ed Broker o	r Dealer					-	·				
States in (Che	n Which Peck "All St	erson Listed ates" or che	l Has Solid	cited or Intellual States).	nds to Soli	cit Purcha	sers						
[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]	
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]	
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[ОН]	[OK]	[OR]	[PA]	
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]	

<sup>\*</sup> A smaller amount may be accepted by the issuer in its sole discretion.

#### C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS 1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box $\square$ and indicate in the columns below the amounts of the securities offered for exchange and already exchanged Aggregate Amount Already Offering Price Sold Type of Security 0 Debt Equity..... Common ☐ Preferred Convertible Securities (including warrants)..... \$ 0 Partnership Interests.... 0 Other (Individual Beneficial Interest in a Delaware Statutory Trust)...... \$ 10,300,000 10,300,000 Total ...... \$ 10,300,000 10,300,000 Answer also in Appendix, Column 3, if filing under ULOE. 2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero." Aggregate Dollar Amount Number of Purchases Investors 10,300,000 Accredited Investors Non-accredited Investors Total (for filings under Rule 504 only)..... Answer also in Appendix, Column 4, if filing under ULOE. 3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C - Question 1. Dollar Amount Type of Sold Security Type of Offering Rule 505 \$ Regulation A..... Rule 504..... Total ..... 4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate. $\boxtimes$ \$0 Transfer Agent's Fees..... $\boxtimes$ \$0 Printing and Engraving Costs. Legal Fees..... $\boxtimes$ \$108,000 $\boxtimes$ Accounting Fees \$0 Engineering Fees. $\times$ \$0 Sales Commission (specify finders' fees separately)..... \$721,000 \$309,000 Other Expenses (identify) Broker Dealer marketing and due diligence costs..... \$1,138,000 Total ......

	C. OFFERING PRICE	, NUMBER OF INVESTORS, EXPENSES AND U	SE OF	PROCEEDS						
b.	b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer."									
5.	each of the purposes shown. If the amoun	I proceeds to the issuer used or proposed to be ut for any purpose is not known, furnish an estime the total of the payments listed must equal the asponse to Part C – Question 4.b above.	ate and	1						
				Payments to Officers, Directors & Affiliates			nyments To Others			
	Salaries and fees		🛛	\$ 0		\$	0			
	Purchase of real estate	•••••••••••••••••••••••••••••••••••••••	🛛	\$ 0		\$5,5	50,000			
	Purchase, rental or leasing and install	ation of machinery and equipment	🛛	<b>\$</b> 0	⊠	\$	0			
	Construction or leasing of plant build	ings and facilities	🛛	\$ 0	$\boxtimes$	\$	0			
	offering that may be used in exchange	iding the value of securities involved in this e for the assets or securities of another issuer	🔯	<b>\$</b> 0	×	\$	0			
	Repayment of indebtedness		🛛	<b>s</b> 0	⋈	\$	0			
	Working capital		🛛	<b>\$</b> 712,000	×	\$1,3	47,267			
	Other (specify): Real estate acquisition	on fees and costs and financing fees	🛭	\$1,107,000	⊠	\$44	5,733			
	Column Totals		- ⊠	\$1,819,000	×	\$7,3	43,000			
	Total Payments Listed (column totals	added)	•••	<b>☒ \$</b> 9,	162,00	0	_			
		D. FEDERAL SIGNATURE								
folio	wing signature constitutes an undertaking	ned by the undersigned duly authorized person. by the issuer to furnish to the U.S. Securities are	d Excl	hange Commissi	on, up	on w	ritten			
	er (Print or Type) sion Capital Crossing, DST		Date 1/30/0	&						
Nan	e of Signer (Print or Type)	Title of Signer (Print or Type)								
Chr	stopher C. Finlay	Manager, Mission Trust Services, LLC, as the	Trustee	of Mission Cap	ital Cr	rossi	ng, DST			

## -ATTENTION-

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE							
Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule?								
	See Appendix, Column 5, for state response.							
2. The undersigned issuer hereby undertake: Form D (17 CFR 239.500) at such times a	s to furnish to any state administrator of any state in which this as required by state law.	s notice is filed, a notice on						
3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.								
Limited Offering Exemption (ULOE) of	e issuer is familiar with the conditions that must be satisfied to the state in which this notice is filed and understands that the lishing that these conditions have been satisfied.	be entitled to the Uniform issuer claiming the availability						
The issuer has read this notification and knowndersigned duly authorized person.	ows the contents to be true and has duly edused this notice to	be signed on its behalf by the						
Issuer (Print or Type)	Signature							
Mission Capital Crossing, DST	Ctl ( Fles 1	130108						
Name (Print or Type)	Title (Print or Type)							
Christopher C. Finlay	Manager, Mission Trust Services, LLC, as the Trustee of M	ission Capital Crossing, DST						

### Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

## APPENDIX

1	:	2	3			4			5
			Type of security					Disqual under Sta	ification ate ULOE
ļ		to sell	and aggregate	T C					, attach
		ccredited s in State	offering price offered in state		Type of investor and amount purchased in State				ation of granted)
ļ	(Part B	-Item 1)	(Part C-Item 1)	)	(Part	C-Item 2)		(Part E	-Item 1)
				Number of Accredited		Number of Non-Accredited			
State	Yes	No		Investors	Amount	Investors	Amount	Yes	No
AL					<del></del>				
AK									
AZ		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	1	\$50,000	0	N/A		⊠
AR									
CA			Beneficial interests in Delaware statutory trust- \$10,300,000	32	\$7,672,000	0	N/A		×
СО		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	1	\$600,000	0	N/A		⊠
СТ									
DE									
DC									
FL									
GA		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	2	\$212,000	0	N/A		⊠
HI									
ID									
IL		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	2	\$683,000	0	N/A		Ø
IN									
IA									
KS					·····				
KY									
LA									
МЕ						1000			
MD									
MA									
MI									
MN									

### APPENDIX

1	Intend to non-a investor	to sell ccredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)	Type of investor and amount purchased in State (Part C-Item 2)				5 Disqualification under State ULOE (if yes, attach explanation of waiver granted) (Part E-Item 1)	
State	Yes	No		Number of Accredited Investors					No
MS								Yes	
МО									
МТ									
NE									
NV									
NH									
NJ						i			
NM									
NY									
NC									
ND		×	Beneficial interests in Delaware statutory trust- \$10,300,000	1	\$103,000	0	N/A		Ø
ОН									
ок									
OR		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	3	\$747,000	0	N/A		⊠
PA		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	1	\$50,000	0	N/A		Ø
RI									
SC									
SD									
TN									
TX									
UT									
VT									
VA		⊠	Beneficial interests in Delaware statutory trust- \$10,300,000	2	\$183,000	0	N/A		⊠
WA									
WV									

#### APPENDIX 2 3 4 Disqualification Type of security and aggregate offering price offered in state under State ULOE (if yes, attach Intend to sell explanation of to non-accredited Type of investor and amount purchased in State (Part C-Item 2) waiver granted) investors in State (Part E-Item 1) (Part C-Item 1) (Part B-Item 1) Number of Number of Accredited Non-Accredited Yes Investors Amount Investors Amount Yes No State No WI WY PR

